

FILED
GREENVILLE CO. S. C.

BOOK 1104 PAGE 294

SEP 25 11 04 AM 1958

CLERK OF COURTH



State of South Carolina

MORTGAGE OF REAL ESTATE

COUNTY OF GREENVILLE

To All Whom These Presents May Concern:

We, Harold R. Coker and Thelma M. Coker, of Greenville County

(hereinafter referred to as Mortgagor) SEND(S) GREETINGS:

WHEREAS, the Mortgagor is well and truly indebted unto FIRST FEDERAL SAVINGS AND LOAN ASSOCIATION OF GREENVILLE, SOUTH CAROLINA (hereinafter referred to as Mortgagee) in the full and just sum of

Five Thousand and No/100----- (\$ 5,000.00)
Dollars, as evidenced by Mortgagor's promissory note of even date herewith, said note to be repaid with interest at the rate

therein specified in installments of Ninety-Nine and 01/100-----(\$ 99.01)
Dollars each on the first day of each month hereafter, in advance, until the principal sum with interest has been paid in full, such payments to be applied first to the payment of interest, computed monthly on unpaid principal balances, and then to the payment of principal with the last payment, if not sooner paid, to be due and payable 5 years after date; and

WHEREAS, said note further provides that if at any time any portion of the principal or interest due thereunder shall be past due and unpaid for a period of thirty days, or if there shall be any failure to comply with and abide by any By-Laws or the Charter of the Mortgagee, or any stipulations set out in this mortgage, the whole amount due thereunder shall, at the option of the holder thereof become immediately due and payable, and said holder shall have the right to institute any proceedings upon said note and any collaterals given to secure same, for the purpose of collecting said principal due, and interest, with costs and expenses for such proceedings; and

WHEREAS, the Mortgagor may hereafter become indebted to the Mortgagee for such further sums as may be advanced to the Mortgagor's account for the payment of taxes, insurance premiums, repairs, or for any other purpose;

NOW, KNOW ALL MEN, That the Mortgagor, in consideration of said debt and to secure the payment thereof and any further sums which may be advanced by the Mortgagee to the Mortgagor's account, and also in consideration of the sum of Three Dollars (\$3.00) to the Mortgagor in hand well and truly paid by the Mortgagee at and before the sealing of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and released, and by these presents does grant, bargain, sell and release unto the Mortgagee, its successors and assigns, the following described real estate:

All that certain piece, parcel, or lot of land, with all improvements thereon, or hereafter to be constructed thereon, situate, lying and being in the State of South Carolina, County of Greenville, Oaklawn Township, and according to a plat of J. Coke Smith & Son, Surveyors, dated February 29, 1956 of the C. J. McConnell property, being more particularly described as follows, to-wit:

BEGINNING at a nail in the center of a road (now known as Holliday's Ford Road) 93 feet northwest from the corner of J. C. Eaton property; thence N. 77-20 E. 979 feet to an iron pin at branch; thence in a southeasterly direction along the branch, 230 feet to an iron pin; thence S. 77-20 W. 1,070 feet to a nail in the center of the road; thence N. 18-40 W. 210 feet to the beginning corner. This tract of land contains 4.93 acres, more or less, and is bounded on the north and south by other property of C. J. McConnell, on the east by the center line of said branch, and on the west by the road and is the same property conveyed to us by C. J. McConnell by his deed dated March 14, 1956 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 548, at Page 178.

Together with all rights, rights-of-way or easements to the use of a spring and pumping equipment and the installation and operation of a water line from said spring which were granted to us by the said Charles J. McConnell by instrument dated February 18, 1958 and recorded in the R. M. C. Office for Greenville County in Deed Vol. 593, at Page 374.

FOR SATISFACTION TO THIS MORTGAGE SEE
SATISFACTION BOOK 16 PAGE 111

SATISFIED AND CANCELLED BY RECORD
PAY OF \$5,000.00
Dannie S. Pennington
R. M. C. FOR GREENVILLE COUNTY, S. C.
AT 11:00 O'CLOCK P. M. NO. 11551